



City of Tarpon Springs, Florida

Board of Adjustment
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

BOARD OF ADJUSTMENT AGENDA WEDNESDAY, FEBRUARY 26, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

- a. Election of Chair and Vice-Chairperson

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

5. APPLICATION(S)

- a. **#24-90 - Andriotis**
Variance to reduce the required shoreline buffer/rear yard setback for the purpose of constructing a pool on a waterfront lot.
Location: 1656 Sea Breeze Drive

6. APPROVAL OF MINUTES

- a. July 24, 2024
- b. November 20, 2024
- c. December 18, 2024

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

If a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this meeting or hearing, they will need a record of the proceedings and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. You are invited to attend the meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida, 34688-5004, and will become part of the records. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611 or by email to pmcneese@ctsfl.us. Said hearing may be continued from time-to-time pending adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to akeen@ctsfl.us.



CITY OF TARPON SPRINGS
BOARD OF ADJUSTMENTS
[FEBRUARY 26, 2025]

STAFF REPORT

Application No. / Project Title: #24-90 (Andriotis)
Staff: Allie Keen, AICP, Principal Planner
Applicant / Owner: George Andriotis & Chastity Hollan
Property Size: +/- 10,224 square feet
Current Zoning: R-100A (Single Family Residential)
Current Land Use: RL (Residential Low)
Location / Parcel ID: 1656 Sea Breeze Drive / 03-27-15-79344-000-0550

BACKGROUND SUMMARY:

The applicant is requesting variance approval to reduce the required shoreline buffer/rear yard setback to 18 feet, 12 feet less than required, for the purpose of constructing a pool on a waterfront lot.

PRELIMINARY STAFF RECOMMENDATION:

Based on the information and materials available at the time this report was prepared, staff would recommend **denial** of this request. Although there are some limitations on this property, it is of staff's opinion that the proposed pool could be reoriented to be parallel to the home in order to meet the required shoreline buffer/rear yard setback, while still constructing the desired pool size.

LAND DEVELOPMENT CODE CONSIDERATIONS:

District Intent: The single-family residential districts are established to provide for detached dwellings in a variety of districts with a full range of dimensional and density standards compatible with the established developed of the area.

Development Standards:

1. Per LDC Section 36.02(C), pools and pool screen enclosures on waterfront lots shall comply with LDC Section 55.01 for wetland/shoreline buffer requirements.
2. Per LDC Section 55.01(A)(1), a shoreline buffer of 30 feet along the Gulf of Mexico, Anclote River, and tributary bayou shorelines shall be provided. The buffer shall be measured from the mean high tide (top of bank).

CURRENT PROPERTY INFORMATION:

Use of Property:	Single Family Residential
Site Features:	Single-family residence, driveway, landscaping, dock, riprap seawall.
Vehicle Access:	This property gains access from access from Sea Breeze Drive.



SURROUNDING ZONING & LAND USE:

	Zoning:	Land Use:
North:	N/A	N/A
South:	R-100 (Single Family Residential)	RL (Residential Low)
East:	R-100 (Single Family Residential)	RL (Residential Low)
West:	R-100A (Single Family Residential)	RL (Residential Low)

PLANNING CONSIDERATIONS:

When considering this application, the following general site conditions, planning concepts, and other facts should be noted:

1. The applicant is proposing to construct a new 15-foot x 28-foot pool on the subject property. According to the site plan, the pool will be constructed in the back yard, perpendicular to the home.
2. Typically for pools without screen enclosures, Section 36.02(C) of the Land Development Code (LDC) requires a minimum rear setback of 5 feet, measured from the edge of the pool deck. However, this section also refers to LDC Section 55.01 for pools on waterfront lots to verify compliance with required shoreline/wetland buffers. Section 55.01(A)(1) requires a minimum 30-foot shoreline buffer along the Gulf of Mexico, measured from the mean high tide (top of bank), which applies to the subject property. The proposed pool is setback 18 feet measured to the pool deck, and approximately 22 feet to the water's edge at the closest points.
3. The additional buffer setback is intended to provide protection to the City's shorelines, accommodate potential erosion, and to provide an area for filtering potential unwanted nutrients and pollutants before entering the waterways.
4. LDC Section 55.01(E) allows pools and screen enclosures on waterfront properties with engineered seawalls to have a reduced shoreline setback of 15 feet. This setback can be further reduced to 8 feet if certification from a registered engineer is provided stating the proposed structure will not impact the integrity or functionality of the seawall or its deadmen. This provision does not apply to the subject property because it has a riprap seawall, therefore the 30-foot buffer applies.
5. According to the provided survey, the rear yard has a gradual slope down to the water from the home, with a slight high spot on the east side of the home. Based on the survey there are no improvements or significant vegetation in the rear yard. The proposed layout of the pool is perpendicular to the home on the west side.

REVIEW STANDARDS / PROVISIONAL FINDINGS OF FACT:

Section 215.02(B) of the Land Development Code provides that the Board of Adjustment shall grant no variance unless certain standards are met and proven by competent substantial evidence. These standards, along with planning staff's provisional findings of fact are provided below:

1. **The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.**

Provisional Findings: Although the subject site is only 68 feet wide, it does conform with the R-100A dimensional standards. All waterfront lots are required to comply with the wetland/shoreline buffer requirements for pools and other structures, regardless of the zoning district. The rear yard does not have any significant improvements or vegetation and is approximately 62 feet deep. Based on the provided materials, there is not a physical hardship on the property necessitating the variance request. *Based upon*



evidence available when this report was prepared, staff is of the opinion that this standard **has not** been met.

2. **The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.**

Provisional Findings: There is approximately 62 feet from the back of the home to the top of bank. The deep, open yard potentially allows for the pool to be reoriented to be parallel to the home to meet the required buffer area/rear setback. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard **has not** been met.*

3. **Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant of reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.**

Provisional Findings: Literal enforcement of the minimum shoreline buffer/rear setback would necessitate the pool to be either reoriented or redesigned to meet the required setback. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard **has not** been met.*

4. **Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances.**

Provisional Findings: Approval of this request will not confer special uses or privileges to the applicant that are not commonly enjoyed by other property owners in the area. Pools are abundant throughout this neighborhood and other waterfront properties within the city. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

5. **Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.**

Provisional Findings: Swimming pools are common for residential properties within the single-family zoning districts and for waterfront properties similar to the subject site. The reduced shoreline buffer/rear setback for the proposed pool will not substantially diminish property values or alter the character of the neighborhood. *Based upon evidence available when this report was prepared, staff is of the opinion that this standard has been met.*

PUBLIC CORRESPONDENCE:

Notices were sent to property owners within 500 feet of the subject property; a legal notice was published in the Tampa Bay Times; and the property was posted. *Staff has not received any responses to these notices.*

ATTACHMENTS:

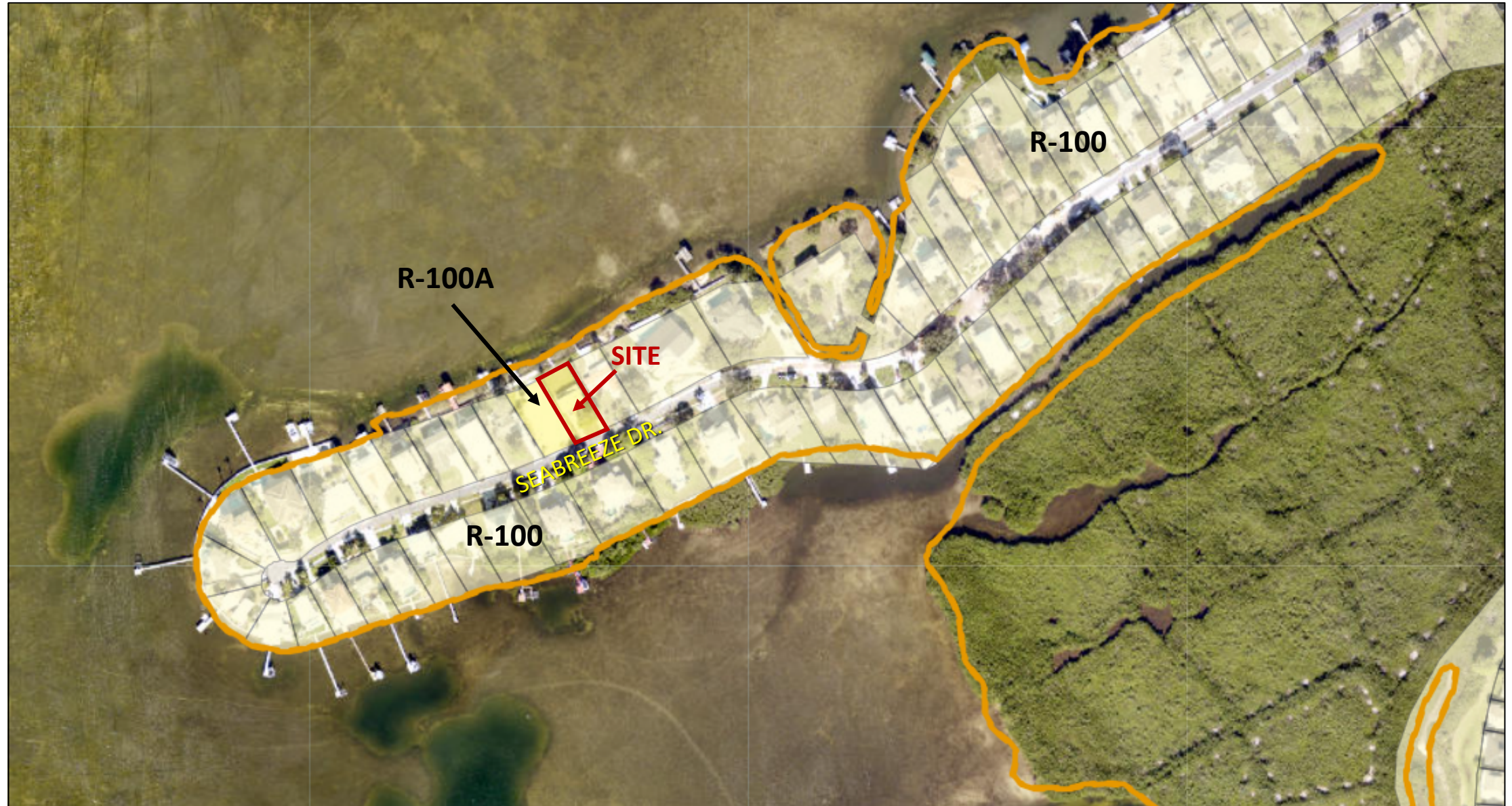
1. Staff Presentation
2. Application & Variance Addendum
3. Site Plan
4. Survey

ANDRIOTIS #24-90

Board of Adjustment – February 26, 2025



LOCATION & CONTEXT



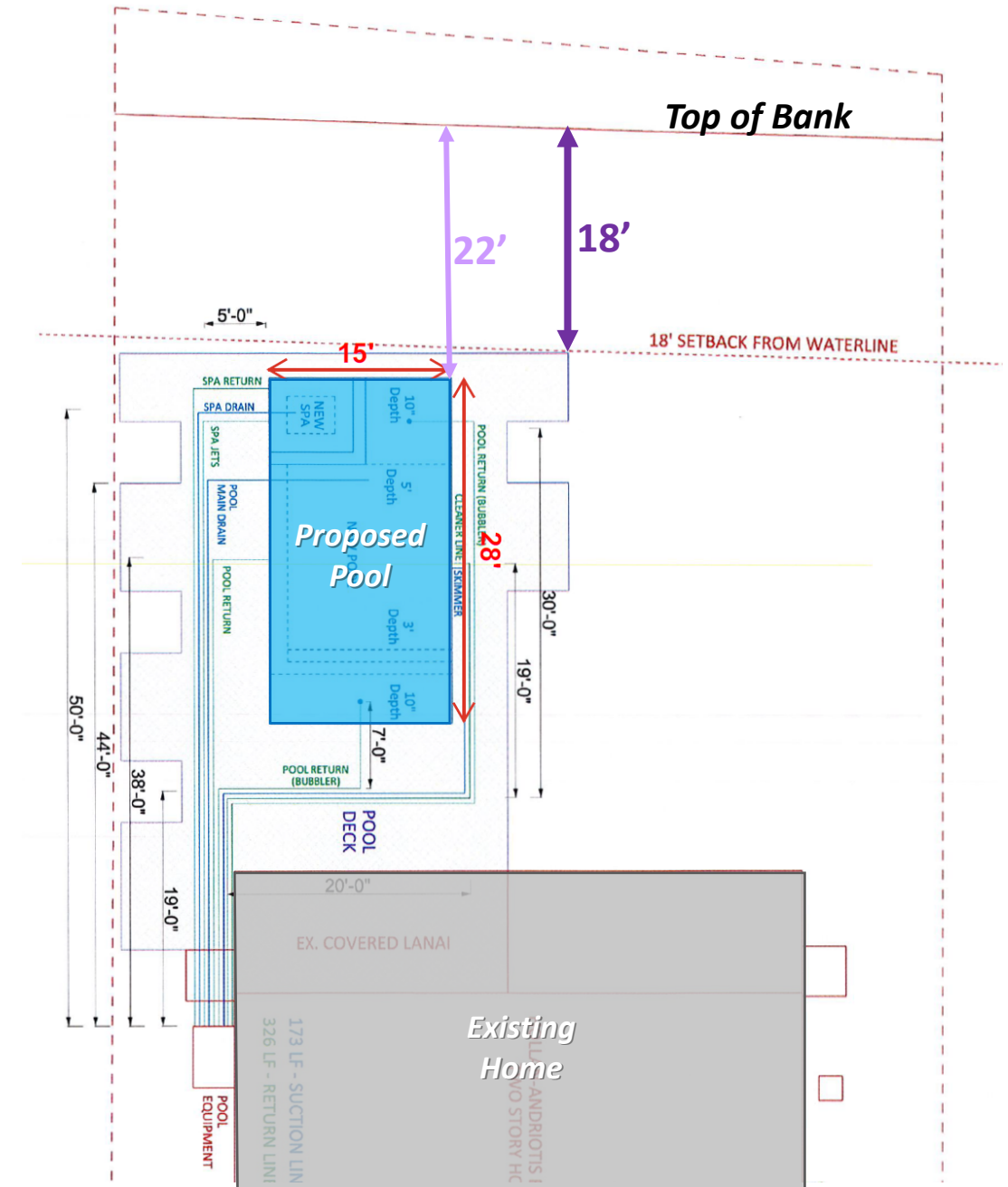
REQUEST

- **#24-90 – Shoreline Buffer/Rear Setback**
 - Required= Min. 30 feet
 - Proposed = 18 feet
- **Applicant/Owner:** George Andriotis & Chastity Hollan
- *Variance request to reduce the shoreline buffer/rear yard setback for the purpose of constructing a pool on a waterfront lot.*



REQUEST

- **LDC 36.02(C) – Pool Setbacks:**
 - Side = Min. 8 feet
 - Rear (from edge of deck) = Min. 5 feet
 - Pools on Waterfront Lots = *See LDC Section 55.01*
- **LDC 55.01(A)(1) – Wetland/Shoreline Buffers**
 - Required = Min. 30 feet (from mean high tide/top of bank)
 - Proposed = **18 feet** (edge of deck)
22 feet (waters edge)
 - Intended to provide protection of shorelines, accommodate potential erosion, and to provide an area for filtering potential unwanted nutrients and pollutants before entering the waterways.



PLANNING CONSIDERATIONS

LDC Section 55.01(E) – Engineered Seawalls

- Waterfront lots with engineered seawalls permitted reduced setback of 15 feet for pools and pool screen enclosures.
- Setback can be further reduced to 8 feet with registered engineer's certification.
- Does not apply to subject property because the seawall is riprap.

PLANNING CONSIDERATIONS

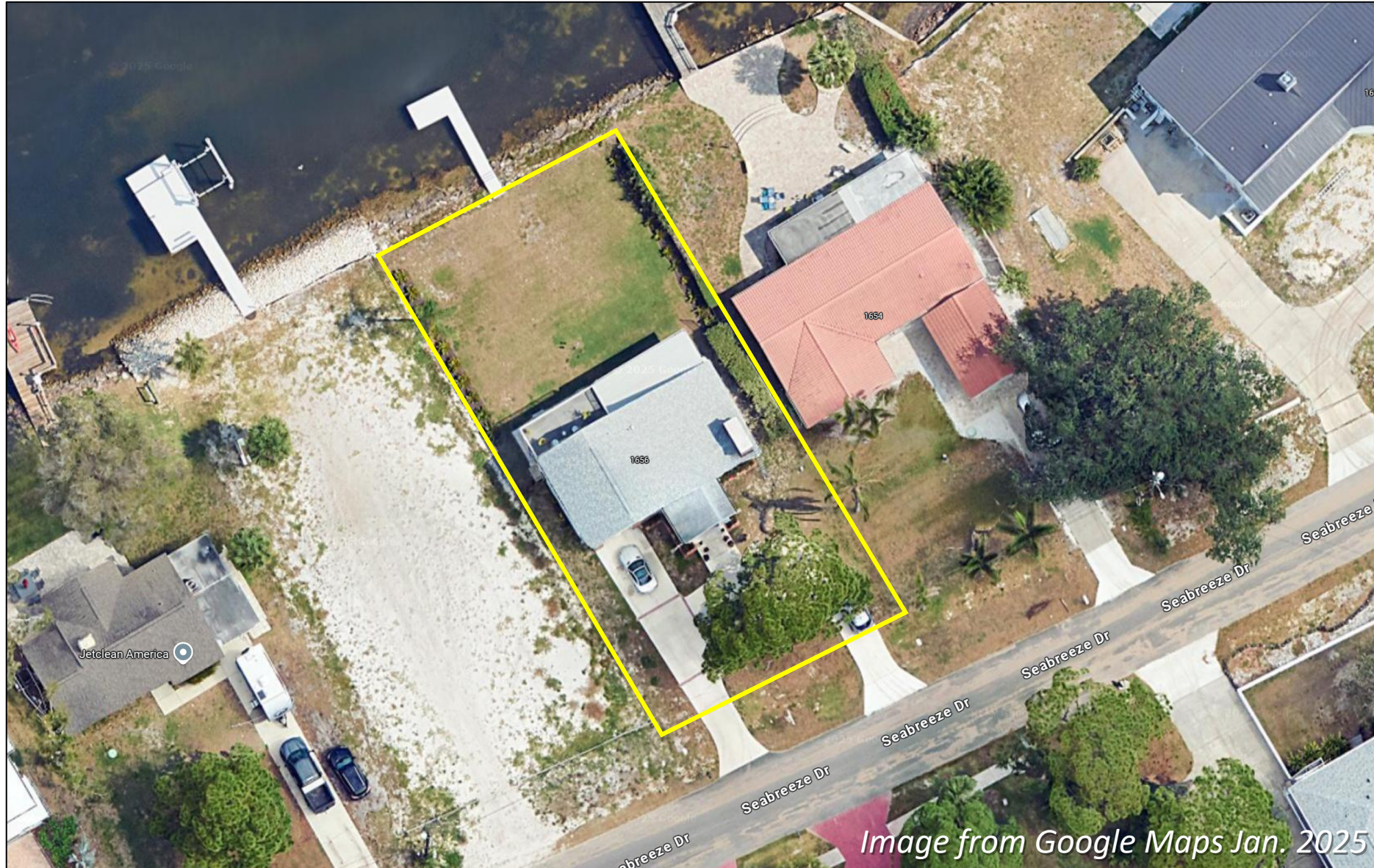


Image from Google Maps Jan. 2025



REVIEW STANDARDS - VARIANCE

- 1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district.
- 2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant.
- 3) Literal enforcement of the requirements of the City of Tarpon Springs' Comprehensive Land Development Code would have the effect of denying the applicant or reasonable use of the property, or legally conforming buildings or other structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property.
- 4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings or structures in the same zoning district; no variance will be granted that extends to the applicant a use of a property that is not commonly enjoyed by other persons in similar circumstances.
- 5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by approval of the variance, alter the essential character of the neighborhood, or create a nuisance.



PLANNING & ZONING APPLICATION

INSTRUCTIONS

Please complete the application form fully and submit, with all supporting materials and applicable application addendums, **DIGITALLY** through the Planning and Zoning online application portal. If a project requires multiple application types, please complete the application form once and upload into each separate application project in goPost/ePlan.

Prior to proceeding to public hearing, an application must be deemed complete and all required application fees (see fee schedule on pages 5 and 6) **must be paid prior to public hearing**. Fees can be paid in person or mailed.

1. PROPERTY OWNER(S)

NAME George Andriotis		EMAIL Kdaprop11c@gmail.com	
ADDRESS 1656 Sea Breeze Drive			
CITY Tarpon Springs	STATE Florida	ZIP 34689	
PHONE 727-808-5571			

2. APPLICANT(S) (if different than owner)

NAME		EMAIL	
ADDRESS			
CITY	STATE	ZIP	
PHONE			

3. AGENT/REPRESENTATIVE (if applicable)

NAME		EMAIL	
ADDRESS			
CITY	STATE	ZIP	
PHONE			



4. APPLICATION TYPE* (Please select all that apply)

General Applications

- ☐ Annexation
- ☐ Conditional Use
- ☐ Discussion Item
- ☐ Development Agreement
- ☐ Future Land Use Amendment
- ☐ Sidewalk Cafe

- ☐ Rezoning
- ☐ Site Plan/Subdivision
- ☐ Right-of-Way Vacation
- ☐ Temporary Use (Dates: _____)
- ☐ Final Plat

- ☐ Minor Plat
- ☐ Planned Development:
 - ☐ Concept
 - ☐ Preliminary
 - ☐ Final

Board of Adjustment Applications (BOA)

- ☒ Variance
- ☐ Nonconforming Lot of Record Variance
- ☐ FAR/ISR Adjustment
- ☐ Sidewalk Waiver
- ☐ After-the-Fact Variance
- ☐ De Minimis Variance

Heritage Preservation Applications (HPB)

- ☐ Certificate of Appropriateness
- ☐ Designation of Historic Property Form
- ☐ Economic Hardship Exemption Form
- ☐ Petition for Removal Form

* See Page 4 for required Application Addendums.

5. GENERAL INFORMATION

PROJECT NAME			
ADDRESS/LOCATION			
TAX PARCEL NUMBER(S)			
LEGAL DESCRIPTION			
SITE ACREAGE			
Upland	Wetland	Submerged	Total
FLOOD (check all that apply)			
☐ Zone X	☐ Zone X Shaded	☐ Zone AE	☐ Zone VE
☐ Not in a Flood Zone			
Base Flood Elevation(s) (BFE):			
COASTAL HIGH HAZARD AREA (CHHA)			
☐ Yes, this property is located within the CHHA			
☐ No, this property is not located within the CHHA			

6. LAND USE & ZONING INFORMATION

CURRENT DESIGNATIONS		PROPOSED DESIGNATIONS (if applicable)	
LAND USE CATEGORY	ZONING CATEGORY	LAND USE CATEGORY	ZONING CATEGORY

7. SUMMARY/PURPOSE OF REQUEST

We respectfully request a variance from the current 30 foot setback for the purposes of building a pool.

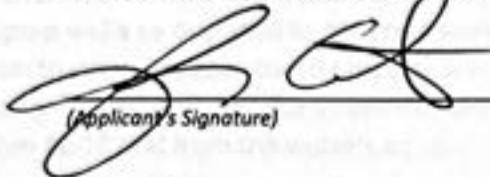
Please See Attached



8. SIGNATURE(S)/AUTHORIZATION

APPLICANT'S SIGNATURE:

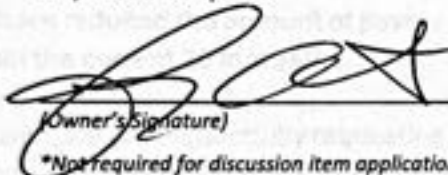
The information included in and with this application is completely true and correct to the best of my knowledge. Further, it is understood that this application must be complete and accurate and the appropriate fee(s) paid prior to processing.


(Applicant's Signature)

12/12/24
(Date)

OWNER'S SIGNATURE*:

I authorize the filing of this application and will allow the Planning and Zoning Department staff to visit this property if necessary for the purpose of analyzing this request. Further, I will allow a public notice sign (if required) to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

12/11/24
(Date)

*Not required for discussion item applications

AGENT AUTHORIZATION:

The agent named below is authorized to provide subject matter on the application contained herein on behalf of the property owner. The agent is authorized to discuss the application with city staff verbally or in person and to appear and represent the application at any public hearing.

(Agent Name, Printed)

(Date)

(Agent's Signature)

(Date)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
() Online notarization, this 11th day of December, A.D., 2024 by
George Andrats, who is personally known to me or who has produced

as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: Irene H Manglis

Signature: 

Stamp:



Dear Planning and Zoning Department & Board of Adjustments:

We respectfully request a variance from the current 30-foot setback for the rear of our property located at 1656 Sea Breeze Drive for the purpose of building a pool in our backyard. This setback makes it nearly impossible to construct a pool with any reasonable usability given the backyard is only 60 feet wide.

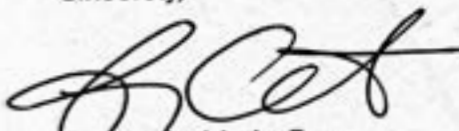
Currently the Code outlines a 30-foot setback from the waters edge on properties which have Riprap walls as opposed to concrete seawalls. Unfortunately, Pinellas County does not allow construction of seawalls on properties such as ours and as a result we have the current riprap walls. Other homes on our street that were able to build seawalls in the past have pools ranging from 12-18 feet from the water's edge.

Our current pool proposal is for a 32-foot pool with nearly 10 feet of pavers on the water side and this plan was rejected by the City of Tarpon Springs. This has brought us before you with our request for this variance.

We have reduced the amount of pavers in addition to the size/length of the pool but again we fall within the current 30 foot setback.

As such, we are respectfully requesting a variance from 30 feet down to 18 feet to allow us to construct our outdoor space/pool.

Sincerely,



George Andriotis, Esq.



APPLICATION ADDENDUM
VARIANCE APPLICATION FORM

INSTRUCTIONS

Please complete the form fully and submit with the associated development application, **DIGITALLY** through the Planning and Zoning online application portal (goPost/ePlan).

1. GENERAL INFORMATION

PROJECT NAME	Androtis Pool
ADDRESS/LOCATION	1656 Sea Breeze Drive Tarpon Springs, FL 34689
TAX PARCEL NUMBER(S)	03-27-15-79344-000-0550

2. VARIANCE REQUESTED

I am requesting a variance from Land Development Code (LDC) Section(s) § 55.01.

Please describe the project and how it varies from the LDC. (e.g., A side setback variance reduction from the required 10 feet to 7 feet for the purpose of constructing an addition onto an existing home)

Requesting a variance from the 30' setback to an 18' setback to accommodate a pool and pavers.

3. BOARD OF ADJUSTMENT REVIEW STANDARDS

Per LDC Section 215.02(B), the Board of Adjustment may only grant a variance when the following standards are determined to be met and proven by competent substantial evidence. Please review the standards listed below and provide a justification on how your request meets each of the standards.

- (1) The need for the requested variance arises out of the physical surroundings, shape, topographical conditions, or other physical or environmental conditions that are unique to the specific property involved, and which do not apply generally to property located in the same zoning district. (What are the physical hardships on the property that prevent you from meeting the requirements of the code?)
 - (a) Preservation of a protected or native tree(s), but not an invasive tree(s), as defined in Sections 133 and 134 of the LDC, may be considered as a relevant environmental condition. (If there are protected or native trees on the property, they could be considered a physical hardship if their preservation results in the need for the variance.)
 - (b) Location of the property in the Historic District may be considered as a unique physical condition. However, any variance applied for within the Historic District shall be found to be compatible with the character of the properties within the District before any variance may be granted. (If the need for the variance is in response to the property being in the Historic District, it could be considered a physical hardship.)



We have a rock riprap wall/sea wall and the county does not permit concrete seawalls in our situation. Thus we are subject to a 30' setback.

- (2) The conditions or special circumstances peculiar to the property have not been self-created or have resulted from an action by the applicant or with prior knowledge or approval of the applicant. *(Is the variance in response to an action or situation in which you created? e.g. You installed a pool at the minimum setbacks, which prevents you from constructing a screen enclosure)*

We have not contributed to the special circumstances

- (3) Literal enforcement of the requirements of the Code would have the effect of denying the applicant reasonable use of the property, or legally conforming buildings or structures, and the requested variance is the minimum variance that will make possible the reasonable use of the property. *(Does the variance result in reasonable use of the property and its structures?)*

Yes. Adding a pool is a reasonable use in our

- (4) Granting the variance will not confer any special privilege that is not allowed for other lands, buildings, or structures in the same zoning district; no variance will be granted that extends to the applicant a use of property that is not commonly enjoyed by other persons in similar circumstances. *(Would approval of the variance request result in special privilege that is not commonly enjoyed by other properties within the same district?)*

No. other homes/neighbors in our situation varied from the 30' setback

- (5) Granting the variance will not substantially diminish property values in the surrounding area, substantially interfere with, or injure the rights of others whose property would be affected by the approval of the variance, alter the essential character of the neighborhood, or create a nuisance. *(Would approval of this request have an adverse effect on surrounding properties?)*

No. In fact, property values of surrounding homes will increase.



3. SIGNATURE(S)/AUTHORIZATION

APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):

The information included in and with this application is completely true and correct to the best of my knowledge. Further, I understand that a detailed property management plan may be requested as a part of this application.


(Applicant's Signature)

12/11/24
(Date)

(Property Owner's Signature)

(Date)

(Agent's Signature)

(Date)

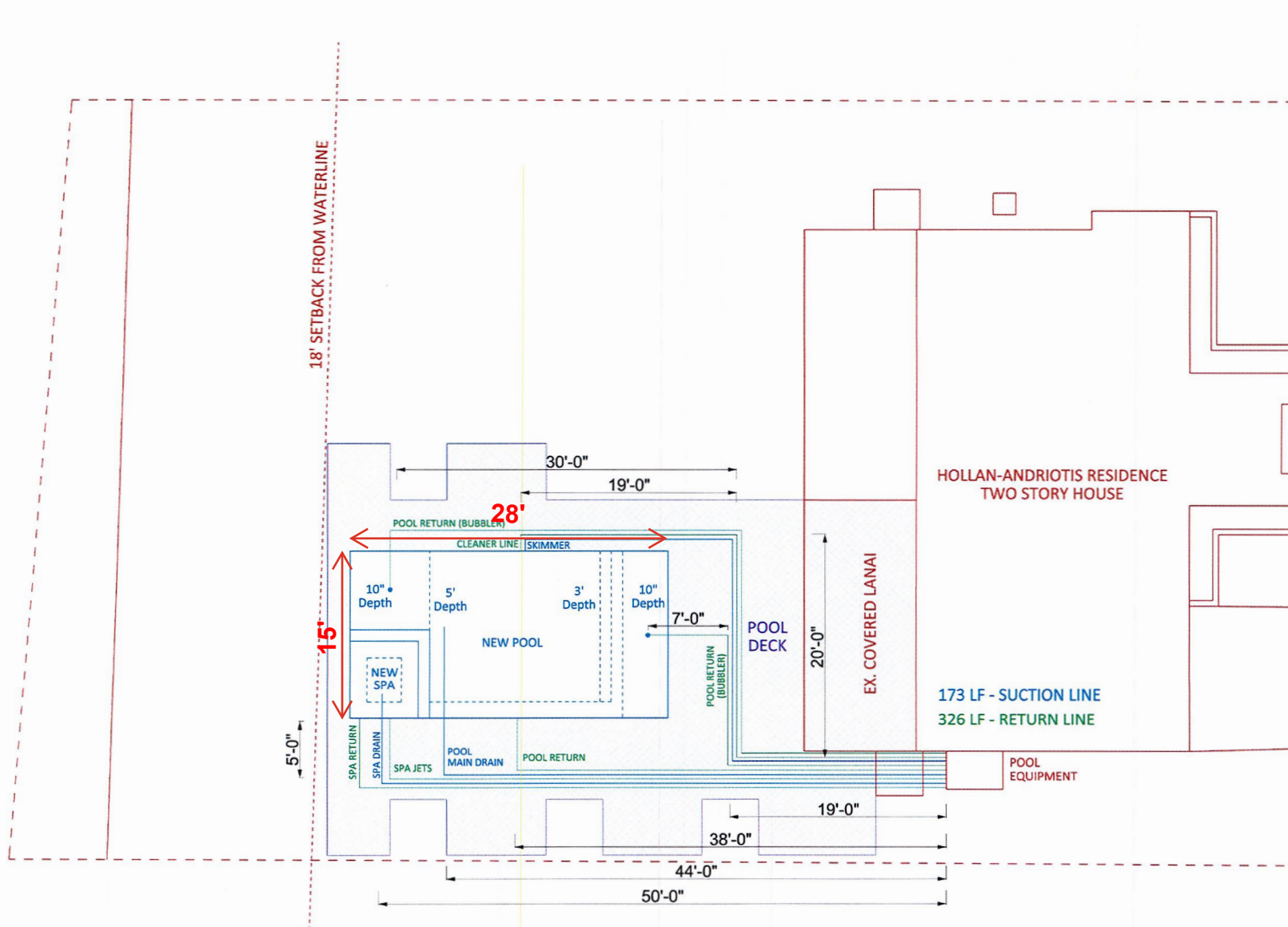
HOLLAN-ANDRIOTIS
RESIDENCE

1656 Sea Breeze Drive
Tarpon Springs, FL 34689

POOL PLUMBING PLAN

SCALE: 1/4" = 1'

DATE: 01.13.2025





**MINUTES
BOARD OF ADJUSTMENT
CITY OF TARPON SPRINGS, FLORIDA
JULY 24, 2024**

THE Board of Adjustment OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON Wednesday, July 24, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Chairperson Jacqui Turner
Vice-Chairperson Joanne Reich
Member Timothy Grossman
Alternate 2 Karl Fuchs
Member George Bouris

ABSENT/EXCUSED: Alternate 1 Robert Wood

ALSO PRESENT: Allie Keen, AICP, Principal Planner
Daniel P. Lewis, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Turner called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Salzman read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

4. APPLICATION(S)

a. #24-38 - Eastby

Variance to reduce the required side yard setback for the purpose of constructing a new covered back porch.

Location: 909 Riverside Drive

Staff:

Mrs. Keen gave background information, noted the findings-of-fact listed in the staff report, and indicated that, based on the information available at the time this report was prepared, staff recommended approval of this request.

Applicant:

Matt Eastby, of 909 Riverside Drive, noted that he needed the variance to locate the porch in a location that made sense.

MOTION: Vice-Chairperson Reich
SECOND: Member Grossman

to approve application as presented.

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 2 Fuchs

No: None

b. **#24-39 - Anclothe Distillery**

A request to waive the requirement to construct a sidewalk along the abutting improved street.

Location: 138 E. Boyer Street

Staff:

Mrs. Keen gave background information, noted the findings-of-fact listed on the staff report, and indicated that based on the information available at the time this report was prepared, staff recommended approval of the sidewalk waiver.

Applicant:

Steve Corrado, 1630 Lonesome Pine Lane, noted that they were not trying to avoid the requirements of the code, however their property was unique and he believed their sidewalk waiver was legitimate. He further noted that they wanted to preserve the trees, which were healthy.

MOTION: Member Bouris
SECOND: Alternate 2 Fuchs

to approve as presented.

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 2 Fuchs

No: None

5. APPROVAL OF MINUTES

- a. May 22, 2024, Minutes for Approval

MOTION: Vice-Chairperson Reich
SECOND: Member Bouris

to approve the minutes from May 22, 2024, as presented.

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Bouris
Member Grossman
Alternate 2 Fuchs

No: None

6. BOARD AND STAFF COMMENTS

Mrs. Keen noted that there were no applications for the August 28, 2024, Board of Adjustment Meeting, but she expected there to be a meeting on September 25, 2024.

7. ADJOURNMENT

Chairperson Turner adjourned the meeting at 6:55 PM.

Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.



**MINUTES
BOARD OF ADJUSTMENT
CITY OF TARPON SPRINGS, FLORIDA
NOVEMBER 20, 2024**

THE Board of Adjustment OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON Wednesday, November 20, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Chairperson Jacqui Turner
Vice-Chairperson Joanne Reich
Alternate 1 Robert Wood
Alternate 2 Karl Fuchs

ABSENT/EXCUSED: Member Timothy Grossman

ALSO PRESENT: Allie Keen, AICP, Principal Planner
Daniel P. Lewis, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Turner called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Dickman read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

4. APPLICATION(S)

a. #24-68 - Dolinger

Variance to reduce the required rear yard setback for the purpose of constructing a new screen enclosure with a solid roof.

Location: 1013 Rosetree Lane

Mrs. Keen provided background information, noted the findings-of-fact listed on the staff report, and indicated that based on the information available at the time this report was prepared, staff recommended denial of this request. Although there were some limitations with this property, it was of staff's opinion the proposed screen enclosure could be redesigned to be in the west side yard and meet the required rear yard setback, while still maintaining access to the backyard and having an enclosure that was comparable in size to others found elsewhere in the district.

MOTION: Alternate 1 Wood
SECOND: Vice-Chairperson Reich

to approve the application as proposed.

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Alternate 1 Wood
Alternate 2 Fuchs

No: None

5. BOARD AND STAFF COMMENTS

Mrs. Keen indicated that the city's comprehensive plan was in place as it was approved.

6. ADJOURNMENT

Chairperson Seamon Adjourned the meeting at 06:59 PM.

Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.



MINUTES
Board of Adjustment
CITY OF TARPON SPRINGS, FLORIDA
December 18, 2024

THE Board of Adjustment OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN BOARD OF ADJUSTMENT IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON Wednesday, December 18, 2024 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Chairperson Jacqui Turner
Vice-Chairperson Joanne Reich
Member Timothy Grossman
Alternate 1 Robert Wood

ABSENT/EXCUSED: Alternate 2 Karl Fuchs
Member George Bouris

ALSO PRESENT: Allie Keen, AICP, Principal Planner
Daniel P. Lewis, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Turner called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Dickman read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

4. APPLICATION(S)

a. #24-75 - Ramker

Variance to reduce the required rear yard setback for the purpose of constructing a new covered deck on the backside of the home.

Location: 1002 Bayvista Avenue

Staff:

Mrs. Keen gave background information, noted the findings-of-fact listed in the staff report, and indicated that, based on the information available at the time this report was prepared, staff recommended approval.

Applicant:

Brett Ramker, 1002 Bayvista Avenue, noted that he needed the covered porch for shade.

MOTION: Vice-Chairperson Reich
SECOND: Alternate 1 Wood

approve application 24-75, as requested

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Grossman
Alternate 1 Wood

No: None

5. APPROVAL OF MINUTES

- a. June 26, 2024, Minutes for Approval

MOTION: Vice-Chairperson Reich
SECOND: Alternate 1 Wood

to approve minutes from June 26, 2024, as presented.

Vote on Motion – Upon roll call vote, the motion Passed as follows:

Yes: Chairperson Turner
Vice-Chairperson Reich
Member Grossman
Alternate 1 Wood

No: None

6. BOARD AND STAFF COMMENTS

- a. 2025 Public Meeting Schedule

Ms. Turner noted that she appreciated the 2025 meeting schedule.

Mrs. Keen noted that there would be no meeting in January.

Ms. Reich indicated that she was not going to be available for the February or November 2025 meetings.

7. ADJOURNMENT

Chairperson Turner adjourned the meeting at 06:48 PM.

Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.